

AGENDA
**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

TUESDAY, 21 APRIL 2026, 9:00 A.M.
REMOTE ON ZOOM
DAN MCCOUBREY, CHAIR

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING INCLUDED AT THE BOTTOM OF THIS AGENDA

TIME: 9:05 A.M.

ADDRESS: 137 N 2ND ST

Proposal: Install mural
Review Requested: Final Approval
Owner: Incentanile Holdings LLC
Applicant: Kate Jacobi, Mural Arts Philadelphia
History: 1855
Individual Designation: 12/31/1984
District Designation: Old City Historic District, Contributing, 12/12/2003
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

TIME: 9:25 A.M.

ADDRESS: 302 MARKET ST

Proposal: Demolish two-story building; construct five-story building
Review Requested: Final Approval
Owner: RS Realty IV LLC
Applicant: Rich Villa, Ambit Architecture
History: Building from 1840 destroyed by fire in 2014; extant building constructed in 2017
Individual Designation: 11/4/1976
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Alex Till, alexander.till@phila.gov

TIME: 9:45 A.M.

ADDRESS: 2039 SPRUCE ST

Proposal: Construct addition and roof decks with pilothouse; replace slate roofing and windows
Review Requested: Final Approval
Owner: 2039 Spruce LLC
Applicant: Agata Reister, Landmark Architectural Design
History: 1880; Francis Stokes House
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

TIME: 10:05 A.M.

ADDRESS: 1500-10 N BROAD ST

Proposal: Rehabilitate buildings; construct addition
Review Requested: Final Approval
Owner: Temple University
Applicant: Aisha Branham, MGA Partners
History: 1909; Alfred Edward Burk Mansion, Temple University; Simon & Bassett, architects; 1954, addition, L. Manfredi, architect
Individual Designation: 1/26/1971
District Designation: None
Staff Contact: Ted Maust, theodore.maust@phila.gov

ARCHITECTURAL COMMITTEE AGENDA, 21 APRIL 2026
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

TIME: 10:45 P.M.

ADDRESS: 6363 OVERBROOK AVE

Proposal: Construct deck on porch roof
Review Requested: Final Approval
Owner: Steven A. Cunningham
Applicant: Alvin Holm, Alvin Holm AIA Architects
History: 1903; Hoar/McCahan House; Horace Trumbauer, architect; 1920, alterations, W.F. Price
Individual Designation: None
District Designation: Overbrook Farms Historic District, Contributing, 11/8/2019
Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

TIME: 11:05 A.M.

ADDRESS: 3440 W PENN ST

Proposal: Legalize replacement of windows
Review Requested: Final Approval
Owner: Kevin Bellardine & Amanda Joachim
Applicant: Kevin Bellardine
History: 1930
Individual Designation: None
District Designation: Tudor East Falls Historic District, Contributing, 10/9/2009
Staff Contact: Kim Chantry, kim.chantry@phila.gov

TIME: 11:25 A.M.

ADDRESS: 40 SPRING GARDEN ST, BUILDING D

Proposal: Construct three-story addition
Review Requested: Review In Concept
Owner: 500 NNCB Fee LLC
Applicant: Lea Litvin, LO Design
History: 1891; Philadelphia Warehousing & Cold Storage Company
Individual Designation: 1/8/2021
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

TIME: 11:45 A.M.

ADDRESS: 1319-25 MARKET ST

Proposal: Install signage
Review Requested: Final Approval
Owner: Granite Penn Square LLC
Applicant: Rob Stein, Signarama
History: 1930; Market Street National Bank; Ritter & Shay, architects
Individual Designation: 12/18/1985
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate in the meeting in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

- To join with a device, go to this website on 21 April 2026.
 - Link: https://us02web.zoom.us/webinar/register/WN_OCf_h85lSfyvKEqXSfP1pA
 - Passcode: 622903
- To join by telephone, call this number on 21 April 2026.
 - Telephone Number: 267-831-0333
 - Webinar ID: 876 3774 3533#
 - Participant ID #
 - Passcode: 622903#
- To email comments, send them to preservation@phila.gov by noon on 20 April 2026.

The meeting materials are available on the Historical Commission's [website](#). Please note that the meeting will be recorded, and by participating in it, you consent to be recorded. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.